

**STAFF RECOMMENDED MOTION FOR 1412-DP-35 and 1412-SPP-24**

1. Approve the petitioner's request to reduce the minimum rear setback requirement from 30' to 25.5' for Lots C16-20; and,
2. Approve 1412-DP-35 and 1412-SPP-24 with the following conditions:
  1. That final approval of the landscaping plan be delegated to staff;
  2. That final approval of the development plan and primary plat be delegated to staff in order to ensure compliance with the following:
    - i. Necessary corner-cut right-of-way at the intersection of Tomlinson Road and 199<sup>th</sup> Street;
    - ii. Proper location of all perimeter pathways;
    - iii. All location and safety criteria for retention ponds; and,
  3. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.